

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Initial Study, Negative Declaration and Zone Change (ZC) 185Lead Agency: City of California CityContact Person: William T. Weil, Jr., City ManagerMailing Address: 21000 Hacienda Blvd.Phone: (760) 373-7170City: California City, CAZip: 93505-2293County: Kern**Project Location:** County: KernCity/Nearest Community: California CityCross Streets: Poppy Blvd. and Lutie Ave.Zip Code: 93505Longitude/Latitude (degrees, minutes and seconds): -118 ° 6 ' 55. " N / 35 ° 7 ' 53 " W Total Acres: 2.53Assessor's Parcel No.: 225-052-19 and 225-052-20Section: 21Twp.: 32SRange: R36EBase: MDB&MWithin 2 Miles: State Hwy #: YesWaterways: NoAirports: NoRailways: YesSchools: No**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☒ Industrial: Sq.ft. 900Acres 2.53Employees 3☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☒ Other: 900' shop w/existing home (mixed use) on same lot.**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

APN 225-052-19 (Existing home with 900 sq. ft. shop) & APN 225-052-20 is Vacant/RA/Residential Agriculture

Project Description: (please use a separate page if necessary)

The project involves Zone Change 185, an Initial Study and Negative Declaration for the purpose of rezoning the two contiguous lots owned by Wayne and Ansley Nosala, 21411 Lutie Avenue, California City, California to Light Industrial (M1) for the purpose of operating their manufacturing business from their shop located on the same lot as their home (mixed use).

APN 225-052-19 (Longitude -118 degrees, 6 minutes, 55 seconds and Latitude 35 degrees, 7 minutes, 53 seconds)

APN 225-052-20 (Longitude -118 degrees, 6 minutes, 59 seconds and Latitude 35 degrees, 7 minutes, 54 seconds)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> Caltrans District #9	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Regional WQCB # Lahontan Region
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Fish & Game Region # Central	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> S Kern County Clerk (2)
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: U.S. Fish and Wildlife Service
<input type="checkbox"/> Integrated Waste Management Board	<input checked="" type="checkbox"/> Other: per Mailing list pages 4-6
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date Monday, April 29, 2013 Ending Date Tuesday, May 28, 2013

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>City of California City</u>
Address: _____	Address: <u>21000 Hacienda Blvd.</u>
City/State/Zip: _____	City/State/Zip: <u>California City, CA 93505</u>
Contact: _____	Phone: <u>(760) 373-7141</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 4/25/13

William T. Weil, Jr., City Manager/Planning Director

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Incorporated 1965

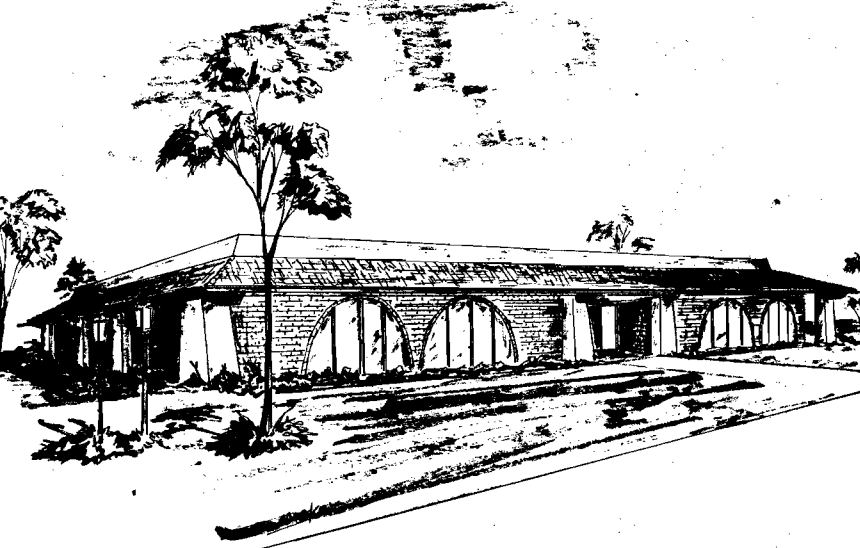
City of California City



City Hall

PHONE (760) 373-8661

21000 HACIENDA BLVD. - CALIFORNIA CITY, CALIFORNIA 93505



April 25, 2013

FILE: Initial Study, Negative Declaration, Zone Change 185

Ladies and Gentlemen:

This Department, as Lead Agency, has determined that preparation of a Negative Declaration would be appropriate for the referenced project. As required by Section 15073 of the State CEQA Guidelines, we are submitting the proposed Negative Declaration to all responsible agencies for consultation. This consultation is requested to ensure that the environmental decision by our Department will reflect the concerns of responsible agencies involved with the project.

Review begins: Monday, April 29, 2013 Review ends: Tuesday, May 28, 2013

If a response is not received from your agency by **5:00 p.m. on Tuesday, May 28, 2013**, this Department will assume that your agency has no comment. **Should you have any questions, please contact William T. Weil, Jr., City Manager/Planning Director or the Planning Department at (760) 373-7141.**

Sincerely,

A handwritten signature in black ink, appearing to read "William T. Weil, Jr.", written over a horizontal line.

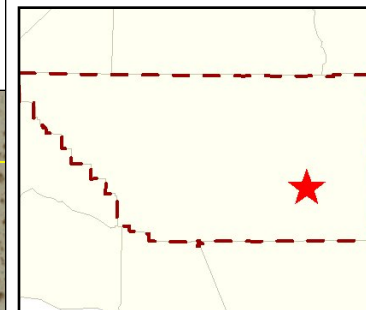
William T. Weil, Jr.
City Manager/Planning Director

Attachments



Kern County
Online Mapping System

APN 225-052-19 & 20



Legend

Roads

- Arterial
- Collector
- Highway
- Local
- Ramp
- Unpaved

County of Kern

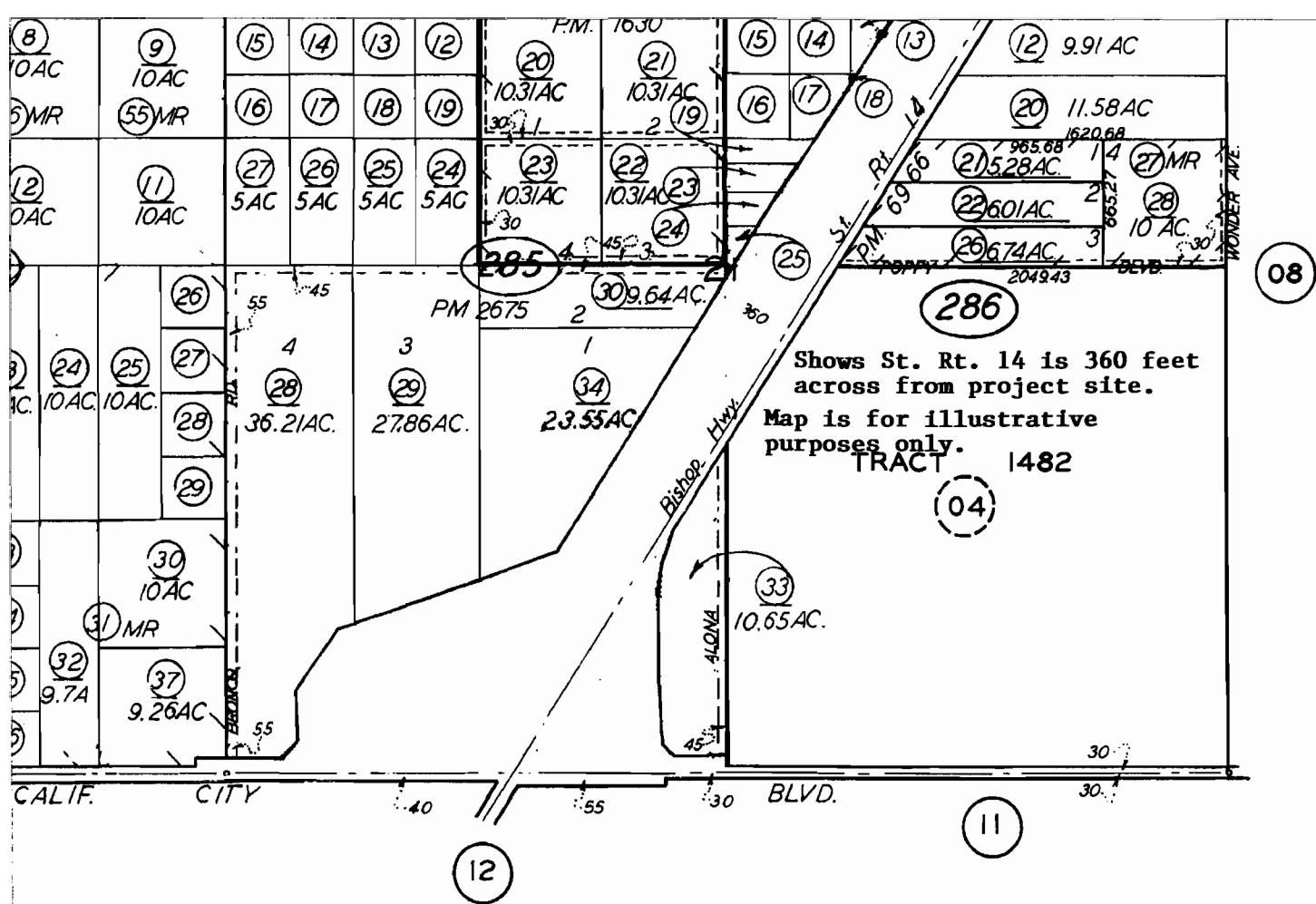
Assessment Parcels

Aerial Photo 2008



Scale: 1:2,549

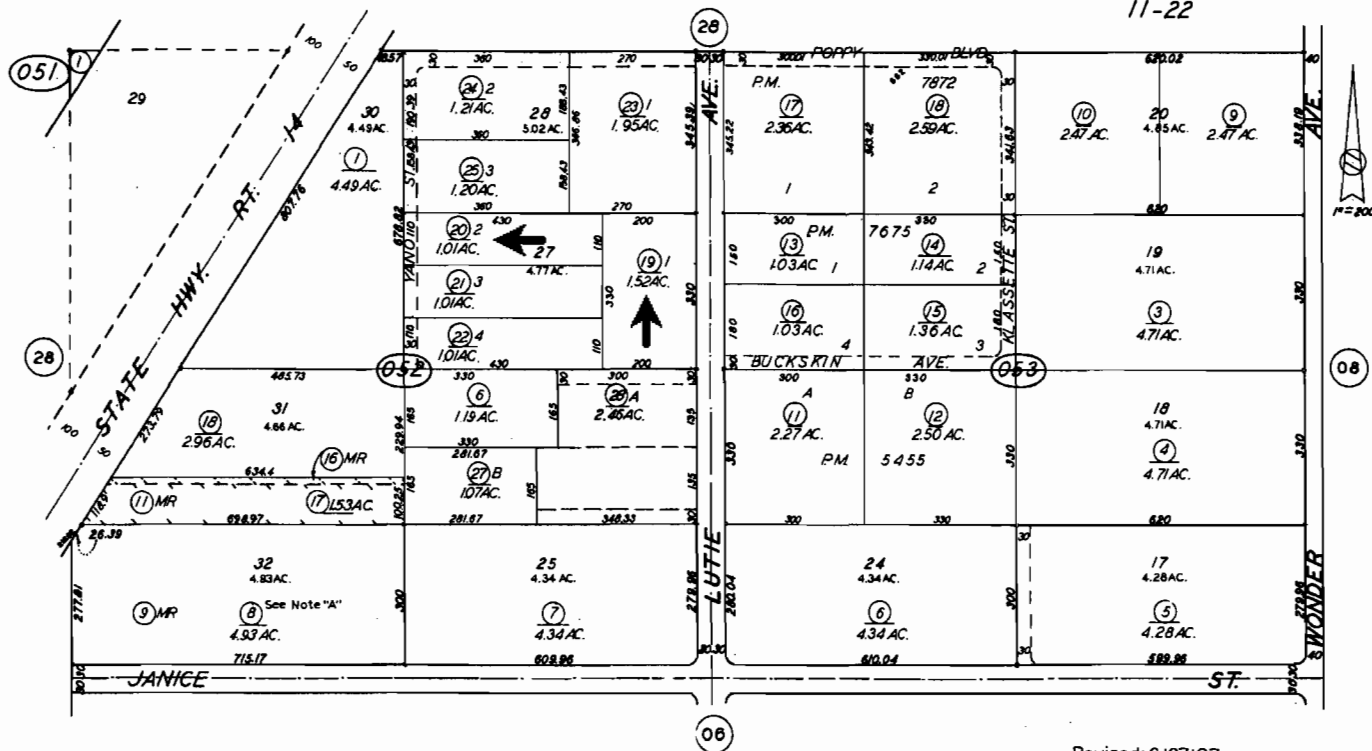
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 225-28 COUNTY OF KERN

June 8, 2010



Note:

A. For mobilehomes see page 42

Revised: 6/27/07

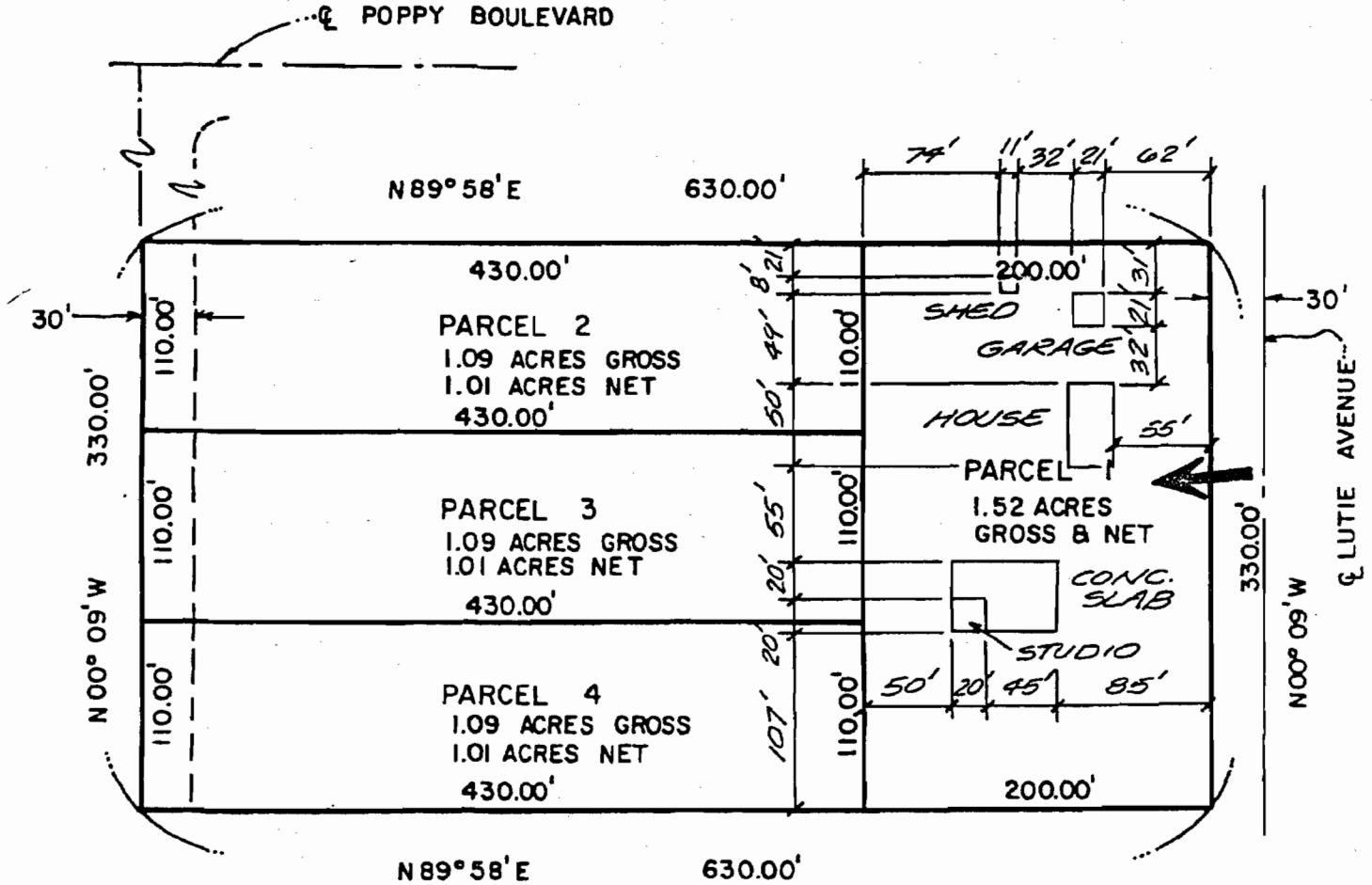
Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 225-05
COUNTY OF KERN

PARCEL MAP WAIVER NO. 05-01A

'THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY'

BEING A DIVISION OF LOT 27 OF TRACT NO. 1482 AS RECORDED IN BOOK 7 OF MAPS AT PAGE 60 IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF SECTION 21, TOWNSHIP 32 SOUTH, RANGE 36 EAST, M.D.B. & M., IN THE CITY OF CALIFORNIA CITY, IN THE COUNTY OF KERN, IN THE STATE OF CALIFORNIA.



"PROPOSED"

SHEET 2 OF

**CITY OF CALIFORNIA CITY
NOTICE OF INTENT
PREPARATION AND CONSIDERATION
OF NEGATIVE DECLARATION**

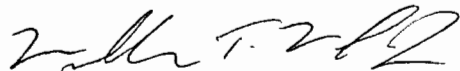
NOTICE IS HEREBY GIVEN that the City of California City, California, has undertaken and completed an Initial Study, Negative Declaration for Zone Change 185 located within the boundaries of California City in the County of Kern and in accordance with the provisions of the California Environmental Quality Act (CEQA) and the Guidelines for Implementation of CEQA, which have been adopted by the California Resources Agency.

PROJECT DESCRIPTION: The owners, Wayne and Ansley Nosala, are requesting to rezone two lots to Light Industrial (M1) from Residential Agriculture (RA) for the purpose of operating their manufacturing business from their shop located on the same lot as their home (mixed use). The contiguous lots are located in Tract 1482 of Parcel Map Waiver 05-01A, Lot 1 (APN 225-052-19) is 1.52 acres. Included on Lot 1 is an existing 1,460 sq. ft. home (21411 Lutie Avenue built in 1960 with a detached 451 sq. ft. garage) and a 30' x 30' shop (900 sq. ft.). Lot 2 (APN 225-052-20) is 1.01 acres and is vacant. The manufacturing business is light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.

NOTICE IS FURTHER GIVEN that the project was reviewed by staff at Development Review (DR) on April 9, 2013 and was approved to proceed with preparing the Initial Study, Negative Declaration and Zone Change 185. An Initial Study was conducted to determine if such an action might have a significant effect on the environment. On the basis of such Initial Study, the City's staff has concluded that Zone Change 185 could not have a significant effect on the environment therefore, a Negative Declaration has been prepared. A copy of the Initial Study, Negative Declaration and Zone Change 185 are on file at City Hall, 21000 Hacienda Boulevard, California City, California, and is available for public view.

The Planning Commission of California City at their meeting on Tuesday, May 28, 2013, at 6:00 p.m., in the Council Chambers located at 21000 Hacienda Boulevard, California City, California 93505, will consider the proposed Initial Study, Negative Declaration and Zone Change 185 at a public hearing. The public hearing will be conducted following the close of the 30-day review period with the State Clearinghouse. The State Clearinghouse's review period began on Monday, April 29, 2013 and concludes at COB on Tuesday, May 28, 2013. If the Planning Commission finds that Zone Change 185, could not have a significant effect on the environment, and nothing further is required it may recommend approval and forward the Initial Study, Negative Declaration and Zone Change 185 to the City Council for their consideration and adoption at a subsequent public hearing (the date to be determined) and held in the Council Chambers located at 21000 Hacienda Boulevard, California City, California 93505.

ANY PERSON WISHING TO BE HEARD on this matter may appear and speak at the Planning Commission meeting or may submit their comments in writing, directly to the City.



William T. Weil, Jr.
City Manager/Planning Director

April 25, 2013

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW
AN INITIAL STUDY, NEGATIVE DECLARATION,
AND ZONE CHANGE 185
BY PLANNING COMMISSION**

This is to advise that the City of California City Planning Department has prepared an Initial Study and Negative Declaration for the project identified below. As mandated by State law, the minimum public review period for this document is 30 days. The comment period closes on Tuesday May 28, 2013 at 5:00 p.m., COB. The Initial Study, Negative Declaration and Zone Change 185 are available for review at the Planning Department, City of California City, 21000 Hacienda Boulevard, California City, California 93505.

A public hearing has been scheduled with the California City Planning Commission on Tuesday, May 28, 2013, at 6:00 p.m., in the Council Chambers, City of California City, 21000 Hacienda Boulevard, California City, California 93505. If the Planning Commission finds that Zone Change 185, could not have a significant effect on the environment, and nothing further is required it may recommend approval and forward the Initial Study, Negative Declaration and Zone Change 185 to the City Council for their consideration and adoption at a subsequent public hearing (the date to be determined) and held in the Council Chambers at 21000 Hacienda Boulevard, California City, California 93505.

Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

Project Title: Initial Study, Negative Declaration and Zone Change 185.

Project Location: The project involves two contiguous lots located within the boundaries of California City in the County of Kern, California. Located northwest of Janice Street and Lutie Avenue at 21411 Lutie Avenue, in the southeast one quarter of Section 21, T32S, R36E, MDB&M, in Tract 1482 of Parcel Map Waiver 05-01A, Lot 1 (APN 225-052-19 - Latitude is 35°, 7', 53"/Longitude is -118°, 6', 55") 1.52 acres and Lot 2 is (APN 225-052-20 - Latitude 35°, 7', 54"/Longitude, -118°, 6', 59") 1.01 acres for a combined total of 2.53 acres.

Project Description: This Initial Study, Negative Declaration and Zone Change 185 were undertaken for the purpose of rezoning two contiguous lots to Light Industrial (M1) from Residential Agriculture (RA) owned by Wayne and Ansley Nosala, 21411 Lutie Avenue, California City, California, for the purpose of operating their manufacturing business from their shop located on the same lot as their home (mixed use). The contiguous lots are located in Tract 1482 of Parcel Map Waiver 05-01A, Lot 1 (APN 225-052-19) is 1.52 acres. Included on Lot 1 is an existing 1,460 sq. ft. home (21411 Lutie Avenue built in 1960 with a detached 451 sq. ft. garage) and a 30' x 30' shop (900 sq. ft.). Lot 2 (APN 225-052-20) is 1.01 acres and is vacant. The manufacturing business is light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.

For further information, please contact the Planning Department at (760) 373-7141 or William T. Weil, Jr., City Manager/Planning Director.



WTWJ:rg (4/25/13)

**INITIAL STUDY AND
ENVIRONMENTAL CHECKLIST FORM**

1. **Project Title:** Initial Study, Negative Declaration and Zone Change 185
2. **Lead Agency Name and Address:** City of California City, 21000 Hacienda Boulevard, California City, California 93505-2293
3. **Contact Person and Phone Number:** William T. Weil, Jr., City Manager/Planning Director
4. **Project Location:** The project involves two contiguous lots located within the boundaries of California City in the County of Kern, California. Located northwest of Janice Street and Lutie Avenue at 21411 Lutie Avenue, in the southeast one quarter of Section 21, T32S, R36E, MDB&M, in Tract 1482, Lot 1 (APN 225-052-19 - Latitude is 35°, 7', 53" /Longitude is -118°, 6', 55") 1.52 acres and Lot 2 is (APN 225-052-20 - Latitude 35°, 7', 54" /Longitude, -118°, 6', 59") 1.01 acres for a combined total of 2.53 acres.
5. **Project Sponsor's Name and Address:** Wayne and Ansley Nosala, 21411 Lutie Avenue, California City, California.
6. **General Plan Designation:** Both properties are designated Residential Agriculture (APN 225-052-19 and APN 225-052-20).
7. **Zoning:** Both properties are zoned RA (APN 225-052-19 and APN 225-052-20).
8. **Description of the Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

The Initial Study, Negative Declaration and Zone Change 185 were undertaken for the purpose of rezoning two contiguous lots to Light Industrial (M1) from Residential Agriculture (RA) owned by Wayne and Ansley Nosala, 21411 Lutie Avenue, California City, California, for the purpose of operating their manufacturing business from their shop located on the same lot as their home (mixed use). The contiguous lots are located in Tract 1482 of Parcel Map Waiver 05-01A, Lot 1 (APN 225-052-19) is 1.52 acres. Included on Lot 1 is an existing 1,460 sq. ft. home (21411 Lutie Avenue built in 1960 with a detached 451 sq. ft. garage) and a 30' x 30' shop (900 sq. ft.). Lot 2 (APN 225-052-20) is 1.01 acres and is vacant. The manufacturing business is light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.

9. **Surrounding Land uses and Setting:** (Briefly describe the project's surroundings)

North, east, and south the properties are zoned Residential Agriculture (RA) to west the property is zoned Residential Multiple Family (RM2). The setting is rural large acreage properties for property owners to have a small farm or ranch for horses or similar livestock, at a rate for one per one fourth acre minus the structures. The area is lightly developed and a large portion is privately owned desert vacant land. There is an RV Park to the south west. Mr. and Mrs. Nosala have included letters of support from their neighbors. The City's departmental Development Review (DR) was completed on April 9, 2013 with all departments. It was approved to move forward with a zone change. Mr. and Mrs. Nosala originally proposed four lots however, have since decided to reduce their request to two lots, keeping the other two lots Residential Agriculture (RA) for their horses. Mixed Use zoning was approved in 2003 by the City Council.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).** Distribution of this document is appropriate to the following agencies: See pages 4-6.

LIST OF AGENCIES

AGENCY	QTY TO BE MAILED
STATE CLEARINGHOUSE 1400 TENTH STREET SACRAMENTO CA 95812-3044	15
COUNTY CLERK COUNTY OF KERN 1115 TRUXTUN AVE - FIRST FLOOR BAKERSFIELD CA 93301-4639	2
KERN COUNCIL OF GOVERNMENTS ATTN MARILYN BEARDSLEE 1401 19 TH ST STE 300 BAKERSFIELD CA 93301	1
ALAN BAILEY VERIZON TELEPHONE CO 520 SO CHINA LAKE BLVD RIDGECREST CA 93555	1
SARAH NEWMAN SOUTHERN CALIFORNIA EDISON 510 SO CHINA LAKE BLVD RIDGECREST CA 93555	1
HENRY BRIGGES THE GAS COMPANY TECHNICAL SERVICES DEPARTMENT 9400 OAKDALE AVE CHATSWORTH CA 91313-2300	1
SCOTT KIERNAN SUSTAINABILITY OFFICER/ ENCROACHMENT PREVENTION MGMT 195 E POPSON AVE 204-10 412 TW/XP/XPO EDWARDS AFB, CA 93524	1
JUDY HOHMAN US FISH & WILDLIFE SERVICE 2093 PORTOLA RD STE B VENTURA CA 93003	1
LINDA CONNOLLY DEPT OF FISH & WILDLIFE CENTRAL REGION 1234 EAST SHAW AVE FRESNO CA 93710	1

LIST OF AGENCIES (CONTINUED)

AGENCY	QTY TO BE MAILED	
CAL-TRANS DISTRICT 9 CEQA COORDINATOR 500 SO MAIN ST BISHOP CA 93514	1	
JERRY HELT HELT ENGINEERING 2930 UNION AVE BAKERSFIELD CA 93305	1	
LAFCO 5300 LENNOX AVE STE 303 BAKERSFIELD CA 93301-1662	1	
EKAPCD 2700 M STREET STE 302 BAKERSFIELD CA 93301	1	
LINDA ADAMS CALIFORNIA REGIONAL QUALITY CB LAHONTAN REGION - VICTORVILLE OFFICE 14440 CIVIC DR STE 200 VICTORVILLE CA 92392	1	
DAVE SINGLETON NATIVE AMERICAN HERITAGE COM 915 CAPITOL MALL ROOM 364 SACRAMENTO CA 95814	1	
AARON HAUGHTON DISTRICT SUPERINTENDENT MOJAVE UNIFIED SCHOOL DISTRICT 3500 DOUGLAS AVE MOJAVE CA 93501	1	
KERN VALLEY INDIAN COMMUNITY RON WERMUTH, CHAIRPERSON P.O. BOX 168 KERNVILLE CA 93238	1	
TEHACHAPI INDIAN TRIBE CHARLIE COOK 32835 SANTIAGO ROAD ACTON, CA 93510	1	
DELIA DOMINGUEZ 981 NORTH VIRGINIA COVINA, CA 91722	1	(Rep. Yowlumne & Kianemuk Tribes)

LIST OF AGENCIES (CONTINUED)

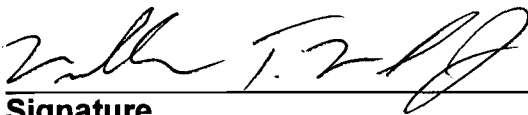
AGENCY	QTY TO BE MAILED
EUGENE ALBITRE 3401 ASLIN STREET BAKERSFIELD, CA 93312	1 (Rep. Diegueno Tribe)
DR ROBERT YOHE, COORDINATOR CAL STATE UNIVERSITY BAKERSFIELD 9001 STOCKDALE HIGH BAKERSFIELD CA 93311	1
KERN CO ENVIRONMENTAL HEALTH 2700 M STREET STE 300 BAKERSFIELD CA 93301	1
CALIFORNIA CITY EDC CORP 8001 CALIFORNIA CITY BLVD CALIFORNIA CITY CA 93505	1

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below (☒) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Mandatory Findings of Significance
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	

DETERMINATION: (To be completed by the Lead Agency). On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input checked="" type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>


 Signature

William T. Weil, Jr.
 Printed Name

April 25, 2013
 Date

City Manager/Planning Director
 Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in its explanation following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e. g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address the site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

- 9) **The explanation of each issue should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significant.**

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? No. The buildings are existing. There are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. No. The property is completely fenced and the structures are existing. The vacant lot is currently used by the owners for horseback riding and is highly disturbed. Zone Change 185 would not threaten any scenic resources, trees, rock outcroppings, and there are no historic buildings.				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? No. The buildings are existing. There are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
d) Create a new source of substantial light. No. The buildings are existing. There are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X

2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? The lots are privately owned in a very rural area, ten miles from the central core of the City. There is no commercial farming in California City. Residential Agriculture (RA) zoning is designated for the private use of the owners as a hobby to maintain livestock or gardening.				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? No. The lots are privately owned. There is no commercial farming in California City. Residential Agriculture (RA) zoning is designated for the private use of the owners as a hobby to maintain livestock or gardening.				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? No. Residential Agriculture (RA) zoning is designated for the private use of the owners as a hobby to maintain livestock or gardening.				X

3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Conflict with or obstruct implementation of the applicable air quality plan? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? No. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.				X
d) Expose sensitive receptors to substantial pollutant concentrations? No. There would be no sensitive receptors exposed to substantial pollutant concentrations.				X
e) Create objectionable odors affecting a substantial number of people? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly. The conclusion is that this project would not create objectionable odors affecting a substantial number of people.				X
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service? No. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future. Overall the project is not expected to result in a significant adverse impact to biological resources.				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service? No. There is no riparian habitat or other sensitive natural community in the project site. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No. There are no federally protected wetlands in the City.				X
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? No. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
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f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? No. Projects are reviewed on a case-by-case basis.				X
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5. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? No. There are no historical buildings on or near the site. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? No. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
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c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
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d) Disturb any human remains, including those interred outside of formal cemeteries? No. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
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Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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6. GEOLOGY AND SOILS. Would the project				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. No. There are no known active faults on or near the two lots. The Muroc Fault traverses the southeastern portion of the City. This fault has not demonstrated Holocene movement during the past 11,000 years and, therefore, is not classified as an active or potentially active fault (reference page 6-3 of the City's General Plan, source Geological Hazards Study, April 2003).				X
ii) Strong seismic ground shaking? No. There are no known active faults on or near the two lots. However, seismic ground shaking and seismic-related ground failure and liquefaction could occur without warning in any location in the state of California.				X
iii) Seismic-related ground failure, including liquefaction? No. There are no known active faults on or near the two lots. However, seismic ground shaking and seismic-related ground failure and liquefaction could occur without warning in any location in the state of California.				X
iv) Landslides? No. Landslides are highly unlikely due to the terrain of the project area. There were no drainages or streambed features observed within the study area.				X
b) Result in substantial soil erosion or the loss of topsoil? No. There were no drainages or streambed features observed within the study area.				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? No. Landslides are highly unlikely due to the terrain of the area. The buildings are existing and no future construction is planned.				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? No. The buildings are existing and no future construction is planned.				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? The buildings are existing and the served by a septic system. There is no sewer system available in Wonder Acres.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No. There is no school within one-quarter of mile of any existing or proposed school. The City schools are located in the central core of the City approximately 10 miles from the project site.				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No. According to the Cortese List, there are no hazardous material sites in the City of California City.				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? No. This project is not within two miles of a public airport or public use airport. However, the City of California City is in the R2508 Restricted Airspace of Edwards Air Force Base where flight testing occurs on a regular basis				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No. There are no private airstrips within the jurisdictional boundaries of the City.				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No. This project would not impair or physically interfere with the City's adopted emergency response plan or emergency evacuation plan.				X
h) Expose people or structures to a significant risk of loss, injury or death including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? No. There are no wildlands in the vicinity of this project. There is desert vacant land and some homes. The area has sparse vegetation and highly disturbed land that poses a risk of fire which is possible with any desert vacant land.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? No. The existing medical clinics and the development of the future site is serviced by all major utilities including water and sewer. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly. The property has water there is no sewer available in Wonder Acres.				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? No. All storm water drainage is retained onsite for the existing structures.				X
f) Otherwise substantially degrade water quality? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No. The property is in Flood Zone X and area of minimal flooding according to FEMA Flood Panel #06029C2925E FEMA effective date 9/26/08.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? No. The property is in Flood Zone X and area of minimal flooding according to FEMA Flood Panel #06029C2925E FEMA effective date 9/26/08.				X
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i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? No. There are no levees or dams anywhere in the vicinity. The property is in Flood Zone X and area of minimal flooding according to FEMA Flood Panel #06029C2925E FEMA effective date 9/26/08.				X
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j) Inundation by seiche, tsunami, or mudflow? No. The property is in Flood Zone X and area of minimal flooding according to FEMA Flood Panel #06029C2925E FEMA effective date 9/26/08.				X
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9. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community? No. This project would not divide the community. The applicants have provided letters of support from neighbors.				X
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b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No. This project does not conflict with any applicable land use plan, policy or regulation.				X
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c) Conflict with any applicable habitat conservation plan or natural communities conservation plan? No. The area known as Wonder Acres in which this property is located was annexed into the City in 1991 Municipal Reorganization #91-1(Annexation #3) and was a part of the Redevelopment Plan and Project Area EIR SCH #1987110918 updated to include this area.				X
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10. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? No. There are no mineral resources in the project area.				X
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No. There are no mineral resources in the project area.				X
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Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? The City of California City is in the R2508 Restricted Airspace of Edwards Air Force Base where flight testing occurs on a regular basis. The residents near this project are approximately 1,600 feet or less from State Hwy Rt. 14. The applicants' shop is located on a 1.52-acre lot and is used for light machine work. The shop is located on the same lot as the applicants' residence. The applicants have provided letters of support from their neighbors for this zone change.			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? The City of California City is in the R2508 Restricted Airspace of Edwards Air Force Base where flight testing occurs on a regular basis. The residents near this project are approximately 1,600 feet or less from State Hwy Rt. 14. The applicants' shop is located on a 1.52-acre lot and is used for light machine work. The shop is located on the same lot as the applicants' residence. The applicants have provided letters of support from their neighbors for this zone change.			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? The City of California City is in the R2508 Restricted Airspace of Edwards Air Force Base where flight testing occurs on a regular basis. The residents near this project are approximately 1,600 feet or less from State Hwy Rt. 14. The applicants' shop is located on a 1.52-acre lot and is used for light machine work. The shop is located on the same lot as the applicants' residence. The applicants have provided letters of support from their neighbors for this zone change.			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? The City of California City is in the R2508 Restricted Airspace of Edwards Air Force Base where flight testing occurs on a regular basis. The residents near this project are approximately 1,600 feet or less from State Hwy Rt. 14. The applicants' shop is located on a 1.52-acre lot and is used for light machine work. The shop is located on the same lot as the applicants' residence. The applicants have provided letters of support from their neighbors for this zone change.			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? The project site is not within two miles of a public airport or public use airport. However, the City of California City is in the R2508 Restricted Airspace of Edwards Air Force Base where flight testing occurs on a regular basis. The residents near this project are approximately 1,600 feet or less from State Hwy Rt. 14. The applicants' shop is located on a 1.52-acre lot and is used for light machine work. The shop is located on the same lot as the applicants' residence. The applicants have provided letters of support from their neighbors for this zone change.			X	

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No. There are no private airstrips within the jurisdictional boundaries of the City. However, the City of California City is in the R2508 Restricted Airspace of Edwards Air Force Base where flight testing occurs on a regular basis. The residents near this project are approximately 1,600 feet or less from State Hwy Rt. 14. The applicants' shop is located on a 1.52-acre lot and is used for light machine work. The shop is located on the same lot as the applicants' residence. The applicants have provided letters of support from their neighbors for this zone change.				X
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12. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? No. There are no direct or indirect substantial population growth expected to result from the development of this project.				X
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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No. This project site is rural large acreage sites sparsely populated with homes and vacant land.				X
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No. This project site is rural large acreage sites sparsely populated with homes and vacant land.				X
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13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? No. The City staff's Development Review of this project occurred on April 9, 2013. The Fire Chief had no concerns and recommended the project proceed, as did all the City departments present.				X
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b) Police protection? No. The City staff's Development Review of this project occurred on April 9, 2013. No information was received from the Police Department's Chief of any concerns. All departments present recommended the project proceed.				X
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c) Schools? No. There are no schools within the vicinity of this project. The City schools are located in the central core.				X
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d) Parks? No. The City has an 80-acre central park and a 15-acre neighborhood park site northwest of the central core.				X
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e) Other public facilities? No. There are no other public facilities.				X
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Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. RECREATION.

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? No. There are no public parks in the vicinity. The City has an 80-acre central park and a 15-acre neighborhood park site northwest of the central core.				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work.				X

15. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work.				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? No. The buildings are existing and the 900 sq. ft. shop is used for light machine work.				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? No. The City of California City is in the R2508 Restricted Airspace of Edwards Air Force Base where flight testing occurs on a regular basis.				X
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e. g. farm equipment)? No. The applicants' shop is located on a 1.52-acre lot and is used for light machine work. The shop is located on the same lot as the applicants' residence.				X
e) Result in inadequate emergency access? No. The property has access for emergency vehicles from Lutie Avenue off of California City Boulevard.				X
f) Result in inadequate parking capacity? No. There are four parking spaces total of which two are covered and all are paved.				X
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? No. Mixed Use zoning was approved in 2003 for residents to live and work from their business.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No. The area is on private septic systems and would not exceed wastewater treatment requirements.				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No. There is adequate capacity and would not require the construction or expansion of existing wastewater treatment facilities. The buildings are existing and the 900 sq. ft. shop is used for light machine work.				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No. The project would not result in the construction or expansion of storm water drainage facilities.				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? No new entitlements are expansion is needed. The City has sufficient water supplies available to serve the project from existing entitlements and resources. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? The buildings are existing and the 900 sq. ft. shop is used for light machine work the residence has a private septic system.				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? The project is served by the City's contracted provider. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.				X
g) Comply with federal, state, and local statutes and regulations related to solid waste? Yes. The project will comply with all local statutes and regulations related to solid waste. The buildings are existing and the 900 sq. ft. shop is used for light machine work, any metal shavings are recycled and the solvents used are water base, the operation is environmentally friendly.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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17. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No. This project does not have the potential to degrade the quality of the environment or substantially reduce wildlife species or threaten examples of California history or prehistory. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? No. Consideration has been given to individual and cumulative effects and this project will not impact past, current, or future commercial developments. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? No. The buildings are existing and there are no plans for any construction on the vacant lot and the owners will need to follow the Development Review (DR) application process if there is any intention to develop it in the future.				X

END OF DOCUMENT

**MAILING LIST FOR ZC 185 AFFECTED PROPERTY OWNERS
WITHIN 300 FEET RECEIVED NOTICE OF INTENT AND NOTICE
OF AVAILABILITY MAILED APRIL 25, 2013**

225 052 01 00
Claude & Karen Queen
41519 51st St W
Quartz Hill, CA 93536

225 052 06 00
Antonio Gonzalez
22345 Lutie Ave
Mojave, CA 93501

225 052 18 00
Claude & Karen Queen
41519 51st St W
Quartz Hill, CA 93536

225 052 19 00
Wayne & Ansley Nosala
21411 Lutie Ave
Mojave, CA 93501

225 052 20 00
Wayne & Ansley Nosala
21411 Lutie Ave
Mojave, CA 93501

225 052 21 00
Wayne & Ansley Nosala
21411 Lutie Ave
Mojave, CA 93501

225 052 22 00
Wayne & Ansley Nosala
21411 Lutie Ave
Mojave, CA 93501

225 052 23 00
Robert Rivera
660 Poppy Blvd
Mojave, CA 93501

225 052 24 00
John & Martha Neumann
660 Poppy Blvd
Mojave, CA 93501

225 052 25 00
John & Martha Neumann
660 Poppy Blvd
Mojave, CA 93501

225 052 27 00
Lloyd & Odessa Mason
42520 40th St W
Lancaster, CA 93536

225 052 28 00
Lloyd & Odessa Mason
42520 40th St W
Lancaster, CA 93536

225 053 11 00
Kenneth Kane
21322 Lutie Ave
Mojave, CA 93501

225 053 13 00
Bernard Hart
21414 Lutie Ave
Mojave, CA 93501

225 053 16 00
Toni Tivis
21384 Lutie Ave
Mojave, CA 93501

225 053 17 00
Bernard Hart
709 Lemon Grove Ave
Ventura, CA 93003

**Development Review Committee (DRC)
Initial Review of Checklist and Application**

DRC 13-10

Tuesday, April 9, 2013, 11:30 a.m.

W
Project Description:

Wayne Nosala of Nosala Engineering is requesting a zone change on his ~~four~~^{two} lots at 21411 Lutie Avenue in Wonder Acres from RA (Residential Agriculture) to M1 (Light Industrial). The DRC is the first step in the process. Mr. Nosala has a manufacturing business in a shop located on the same lot as his house at 21411 Lutie Avenue and there ~~are 3~~^{is a} contiguous vacant lots in the rear.

W
Project Location:

The APN 225-052-19, 20, ~~21, 22~~, Lots 27, Tract 1482, (PMW 05-01 created Parcels 1, 2, ~~3, 4~~).

Land use.

W
X Is the project appropriate for the zoning? No. Applicant is applying for a zone change to be known as Zone Change 185. The property is currently RA (Residential Agriculture) and the applicant wants to rezone the ~~4~~² lots to M1 (Light Industrial) to accommodate his manufacturing business in the shop. The home and shop are on one lot, Lot 1 (21411 Lutie Avenue) making the use a mixed use. The other three lots are vacant.

6/4/09/13
W
X Are set backs appropriate? Yes. The buildings are existing. M1 requires a twenty-foot setback in the front. Twenty-foot setback in the rear or side yard if the rear or side yard abuts a residential district. There are no rear or side yard minimums if the lot does not abut a residential district. His property does abut residential districts on north, west and south sides. *Mr. Nosala will need to apply for a variance. Existing buildings are in conformance w/20' setback requirements, no variance is required.*

CEQA.

W
X Zone changes require a ~~45~~^{30 (negative declaration)} day review period with the State Clearinghouse and the filing of a negative declaration or a similar type document. There are no Categorical Exemptions for a zone change. The applicant will need to pay \$2,156.25 to file this CEQA document per the State's fee requirements once it is approved by Planning Commission and City Council. In addition the applicant will pay \$750.00 plus \$20.00 per lot for the zone change (~~\$830.00~~) per the City's Master Fee Resolution. There is a \$50.00 document handling fee charged by the County. *\$770.00*

Sewer.

X Requirements? There is no sewer in Wonder Acres the applicant is requesting to defer.

Streets.

X Ingress/Egress? Yes from Lutie Avenue for 21411 Lutie Avenue. Yano Street in the rear appears to be a private easement created by the parcel map waiver process.

X Curb, gutter, sidewalks? No.

Parking.

X Requirements? Yes. There is adequate parking, however the zoning code calls for "Manufacturing plants and other industrial uses: One parking space for each employee during the shift of maximum employment, plus one parking space for each vehicle used in conjunction with the use." There should be one handicapped parking space.

Fencing. two
X Requirements? The ~~four~~ lots are fenced. *W T Weil*

Street Lighting.
X Requirements? There is outdoor lighting.

Fire Protection.
X Requirements? Yes. There are two fire hydrants. The nearest one to the house is 100 feet. A knox box is required and a fire extinguisher is required as specified by the Fire Department. Other fire protection requirements may apply.

Landscaping.
X There is landscaping in the front.

Trash Enclosure.
X No. There is a no trash enclosure.

Other.
X Mr. and Mrs. Nosala have provided letters of support from their neighbors.

Notes: The owner has decided to request a zone change on only two lots, they are contiguous. The initials of the City Manager/Planning Director, William T. Weil, Jr. has agreed to these changes.

Completed DRC: *W T Weil* CITY MANAGER Date: 4/9/13
City Official and Title

William T. Weil, Jr., City Manager/Planning Director

Scheduled Planning Meeting : N/A Continued DRC Date:
Date If Applicable

I, the undersigned, understand all requirements for the project discussed before the California City Development Review Committee meeting on this date and understand that no action will be taken by the Planning Department until all requirements are fulfilled.

Owner/Applicant Signature: *Wayne Nosala* Date: 4-9-13
Wayne Nosala, Owner
Nosala Engineering

California City Fire Department

Business Compliance Requirements

Fire Department requirements are derived from information specified in the California Fire Code and California City Municipal code. All items are subject to Fire Department approval. Additional items may apply.

- **Occupancy Classification** – A1 A2 A3 A4 A5 B E F2 H I M R S U
- **Change of use or occupancy** – Based on fire official approval, change shall conform to fire code and building code for specified group.
- **Permit(s)** – Permits required as defined by fire official shall be obtained and appropriate fees paid prior to issuance.
- **Fire Department Access** – Fire department access roads shall be provided and maintained providing an obstructed 20' horizontal width and vertical clearance of 14'.
- **Property Identification** – Address numbers shall be a minimum of 4" on contrasting background. Numbers shall be placed in a horizontal position. Multiple buildings utilizing address shall be marked accordingly. (Ex; Building 4, Apts 401-423)
- **Key Box** – 3200 Series or approved Knox Box shall be obtained by property owner or occupant and maintained. When applicable, the Knox Box shall be mounted where the bottom of the box is 5' from the ground and located adjacent to the main entry door.
- **NFPA 704 Diamond** – When required, 704 Placards shall be placed at entrances to places where hazardous materials are dispensed, stored or used.
- **Water Supply** – A minimum fire flow of 1,500 gallons per minute is required for commercial structures. Fire flow requirements may be reduced by fire official if approved automatic sprinkler system is installed.
- **Fire Hydrant(s)** – Hydrants shall be located at pre-determined locations as identified by the fire official. Maximum distance to hydrant shall not exceed 250'.
- **Fire Protection Extinguishers** - Fire Extinguisher(s) with a minimum rating of 2A 10B:C shall be provided per each 3000 square foot area designated as ordinary combustible. Maximum travel distance to the extinguisher shall not exceed 75'. Extinguisher shall be at least 4" and no more than 5' from floor. Extinguisher shall be located with preference near main exit.
- **Fire Protection Systems** – Where required, commercial cooking equipment shall be protected by an approved extinguishment system. In addition to the system, appliances utilizing vegetable oil shall be protected with a Class K extinguisher.
- **Exit(s)** – Exit requirements are based on occupancy class.
- **Electrical** – Electrical equipment and wiring, including open junction boxes shall be secured and maintained.
- **Miscellaneous** –

Applicant must satisfy all Fire Department and Building Department requirements prior to obtaining a

business license.

From: Rhoades, Vickie <vickie.f.rhoades@bankofamerica.com>

To: wnosala <wnosala@aol.com>

Subject: Mortgage Loan

Date: Mon, Dec 31, 2012 11:29 am

Mr. Nosala,

Per our previous conversation, I wanted to confirm to you in writing that as long as there is no release of property, acquisition of property or change in lot lines, there are not any procedures to follow with the bank in regards to you mortgage loan, if simply there is a zone change, as you mentioned from RA to M1.

Thank you,

Vickie F. Rhoades

Support Services Specialist

Partial Release Services

vickie.f.rhoades@bankofamerica.com

800-376-4140 (toll-free)

214-209-2644 (phone)

214-530-2824 (fax)



This message, and any attachments, is for the intended recipient(s) only, may contain information that is privileged, confidential and/or proprietary and subject to important terms and conditions available at <http://www.bankofamerica.com/emaildisclaimer>. If you are not the intended recipient, please delete this message.

**Jay R. Thompson
Business Consultant
6900 Valleyview Drive
#204
Bakersfield CA 93306**

To whom it may concern,

I would like to express my support for Mr. Wayne Nosala, proprietor of Nosala Engineering. As a consultant with the Small Business Development Center in Bakersfield, I have been consulting with Mr. Nosala concerning his proposed business operation in California City.

After carefully looking over his options, I endorse and support Mr. Nosala with the Re-zoning of his property, located at 21411 Lutie Ave., from RA to M1.

Wayne has expressed his capabilities are a unique form of light manufacturing and he will be the only vendor of his type to service the Mojave/California City area. His business will be housed in a very small 900 square foot shop that resembles a large garage. This is an existing structure on the property and no additional construction is proposed to be done.

I have been to this location and seen his property for myself. I have looked around the area and made note that there are no neighbor's in close proximity of his hobby shop. I was informed he is located on a five acre parcel, while the smallest property in this area is a one acre parcel, and it was noted that this area does not represent a typical residential neighborhood. This rural location and the limited scope of activity proposed by Mr. Nosala will have no negative impact on his surrounding neighbors. Kern County has pledged to encourage the growth of small businesses and entrepreneurship. During these tough economic times it is refreshing to see an enterprising individual, not take despair, but make and take advantage of an opportunity for himself and his family. I see Wayne Nosala as an asset and inspiration to the area and his community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jay R. Thompson', with a horizontal line drawn underneath it.

Jay R. Thompson, Consultant
CSUB SBDC
661-510-7440

I am signing this petition with the knowledge that Wayne & Ann Nosala located at 21411 Lutie Ave wish to change their five acre parcel of property zoned from RA to M1. I do not see this change as a significant negative impact to quality of life in Wonder Acres. I live in Wonder Acres and sign this of my own free will.

NAME

ADDRESS

Nick - FASTOP

601 CA/Ehernio City Blvd

DONALD HOGAN

836 FRISTAD ST

Mimi Acute

827 FRISTAD ST

CL Scott

770 Janice

Ronald Hogan

21098 Lutie Ave

Jennie Ulrich

862 Poppy Blvd Mojave

Antonio Gonzales

Jim Schaefer

770 Janice Ave

I am signing this petition with the knowledge that Wayne & Ann Nosala located at 21411 Lutie Ave wish to change their five acre parcel of property zoned from RA to M1. I do not see this change as a significant negative impact to quality of life in Wonder Acres. I live in Wonder Acres and sign this of my own free will.

NAME

ADDRESS

Wayne & Ann

7700 Janice

Earl Lute

810 JANICE

Mik Blum

21282 Hwy 14 Space 72

Toni Davis Tivis
21384 Lutie Ave
Mojave (Wonder Acres), Ca 93501

April 3, 2013

RE: 21411 Lutie Ave, Wonder Acres

I live directly across the street from 21411 Lutie Ave. Directly across from the hobby shop that Wayne Nosala has. When I bought my house I was told there was a small business across the street. I wasn't concerned and bought the property anyway, because I was told it is very quiet and it is.

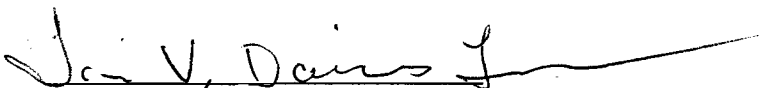
I have never heard anything coming from that direction that has ever disturbed me in any way since moving here. Wayne came over after I moved in and told me if I hear anything that disturbs my peace to tell him. There is nothing to tell. I hear nothing even with my windows open.

I have found Wayne and Ann Nosala to be fantastic neighbors. They have helped me when I had a water leakage problem in my house that flooded my bathroom and bedroom. They both came over to my house and helped me clean this mess up. The next day, Wayne repaired the problem for me.

You don't find neighbors like this much anymore. Most neighbors look the other way when it comes to helping each other out. Wayne and Ann are not that type.

I think it is not a problem with the Nosala's changing the zoning on their property. I think he is beneficial to the area.

Thank you,

A handwritten signature in black ink, appearing to read "Toni Davis Tivis", with a long horizontal flourish extending to the right.

Toni Davis Tivis

Doug Messier
21412 Lutie Ave
Wonder Acres, Ca 93501

April 2, 2013

RE: Zone Change at 21411 Lutie Ave.

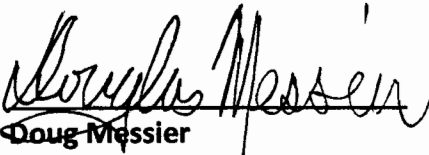
To whom it may concern:

I live across the street from 21411 Lutie Ave. Since moving here I have never heard any noise that would bother me in my house from the said property. I have the understanding that the Nosala's would like to change their property to M1. I have no issues with them doing this.

In this economy, people are trying to make a living and it's not easy. Stopping a person from doing that is wrong when we are in tough economic times. I have seen the inside of his shop and do not believe he is doing anything wrong.

I ask the city to please let them change the zone on their property. This neighborhood is not the typical neighborhood in California City in which houses are on top of each other. This neighborhood is spread out and houses are not very close to each other. I see no reason to not change the zoning on this property.

Regards,


Doug Messier

Ed Waldheim
9817 Margery Ave
California City, California 93505

March 18, 2013

To home it may concern

I would like to recommend the zone change approval for Wayne Nosala at 21411
Lutie Ave. Wonder acres

Reason for my support is that I have known Mr. Nosala now for 9 years and all
this time he has been working in his shop as a hobby .

Like most of our residents, everyone has some type of shop, working on their
particular interest and not bothering anyone in the neighborhoods.

Mr. Nosala is no different. He works long hours on his hobby and when he can
makes some money for a living. This is no different than any garage you open
in California City.

In today's economy and now with base laying off another 2500 residents of
our city and surrounding communities, you will see more and more residents
try to make a living anyway they can.

In closing I sincerely hope that this variance be granted so that Mr. Nosala
may continue in his quiet shop without out bothering anyone to keep working
on his
hobby.

By the way what Mr. Nosala does with metal makes him a true artist.

Sincerely yours,

Ed Waldheim

Elisabeth Tona
9516 Margery Ave
California City, Ca 93505

March 15, 2013

RE: 21411 Lutie Ave

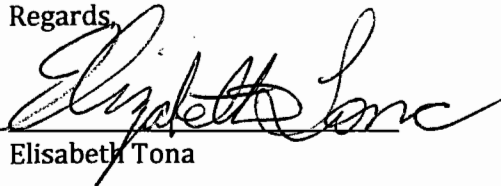
My name is Beth Tona. I lived directly across the street from Wayne and Ann Nosala's hobby shop. My address was 21384 Lutie Ave. I was already living in my residence when the Nosala's moved in November 2005. I moved out of my house in December 2009.

I never once had any troubles with noise or anything that would disturb my peace in my home. In fact, I found the Nosala's to be wonderful neighbors that would go out of their way to help me with taking care of my pets or other things that with home ownership can arise.

I never once in all those years living across from the hobby shop ever have any complaints. I want the city to know that what they do on their property has never been an issue and as I said I lived directly across from the hobby shop.

Wayne and Ann Nosala should be allowed to change the zoning of their property in my opinion. It does not affect any of the residence of Wonder Acres. They are quiet and were wonderful neighbors. I wish I had neighbors as nice as them where I live now. They are a huge asset to California City and should be treated as such.

Regards,

A handwritten signature in cursive script, appearing to read 'Elisabeth Tona', written over a horizontal line.

Elisabeth Tona

Feb 9, 2013

To Whom it may concern.

My Name is Robert Rivera . I reside on the property just to the north of the Nosala residence. He has expressed to me he wishes to re-zone his property to to M-1 to come into compliance with city code for the work he performs there. I Robert Rivera wish to lend my support for Mr. Nosala and his wife Ann. The properties here in Wonder Acres are sparsely separated enough for Mr. Nosala to do his work in his small machine shop without any noticeable impact to quality of life or impact to property values in this area.



Sincerely

Robert Rivera
660 Poppy Blvd
Mojave Ca 93501

Michael Clive
21414 Lutie Ave.
Mojave, Ca 93501

January 5, 2013

To whom it may concern,

I live directly across the street from Wayne Nosala who is located at 21411 Lutie Ave. Mojave, Ca 93501. The entire time I have lived here I have heard no noise, nothing that has ever bothered me living directly across the street from him.

Please allow Wayne Nosala to continue his small machine business as I see there is no reason to stop him. He is a wonderful and helpful neighbor and an asset to this city.

Best regards,

Michael Clive

Michael Clive

240-481-1337

December 26, 2012

To whom it may concern,

Wayne Nosala was the first neighbor to welcome us into the community in 2010. He and his wife Ann have been great neighbors and we enjoy having them here in our little community.

His hobby-machine shop business does not create excessive noise or traffic on our street and there have been no complaints from any of us neighbors.

Please let Wayne continue to provide for his family in these tough economic times.

Thank you.


Bernie Hart *Lutie Ave. neighbor.*